



# *Flamingo Master Plan and Design Program*

Key Features and Project Status

August 2010



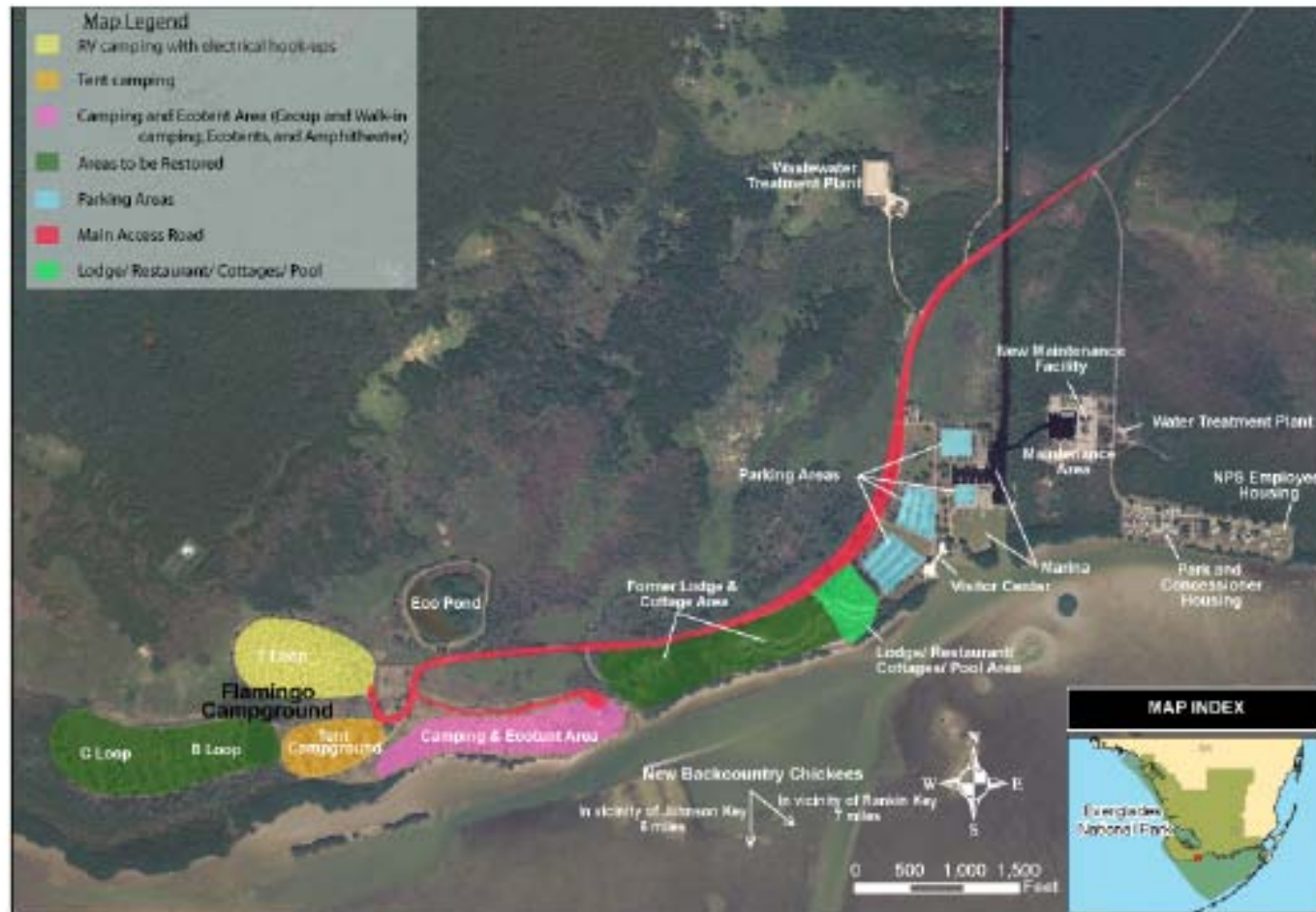


# Background

- Hurricanes in 2005; Flamingo Commercial Services Plan 2006-2008 (provided compliance coverage)
- Flamingo shovel-worthy, not -shovel ready 2009
- NPS national program offices funds Master Plan: provides focused direction for Flamingo redevelopment/restoration (pilot project-new NPS planning model)
- Plan addresses climate change, hurricane & storm surge resistance, and sustainability; enhanced visitor opportunities
- Sets stage for detailed design, engineering, construction; long-term concessions contract process



# Flamingo Commercial Services Plan - Selected Plan



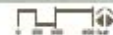
Alternative D (Selected Plan) from Commercial Services Plan FONSI





# Flamingo Commercial Services Plan - Selected Plan Details

## 4.1 FONSI Selected Alternative (Alternative D)





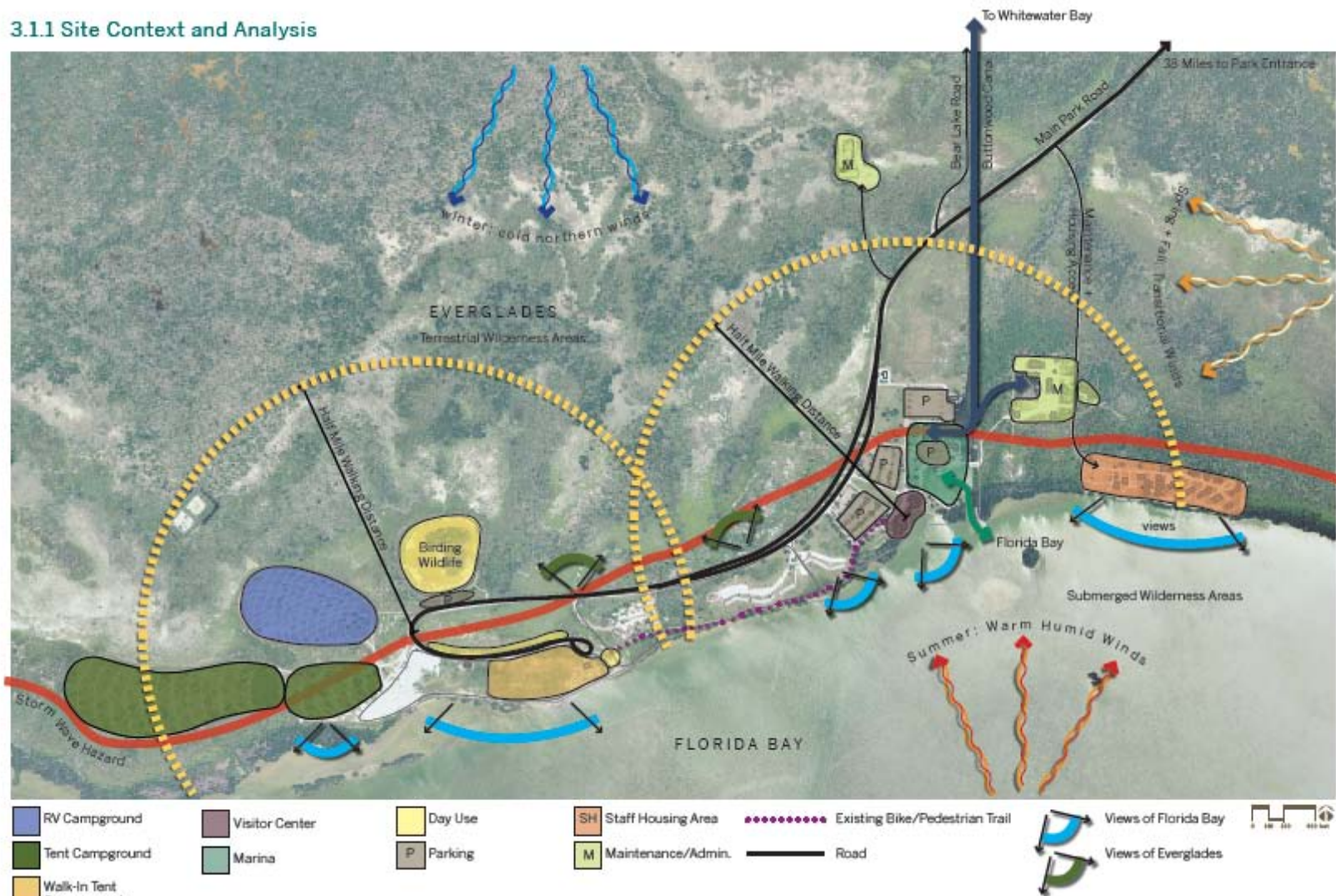
### 4.3 Overall Master Plan







### 3.1.1 Site Context and Analysis





# Key Master Plan Elements:

- Marina (reorganize)
- Cottages (replacement)
- Ecotents (new)
- Lodge, restaurant/pool (replacement)
- Camping (upgrades)
- Visitor Center (repair/rehabilitate)
- NPS/Concessions Housing Area (partial replacement)
- NPS/Concessions Maintenance Area (new/upgrades)
- Alternative Transportation (new)
- Restore 50 acres to natural conditions (new)





# Marina

- Reorganize to showcase waterfront and improve visitor experience







# Cottages

- 24 units (1-2 bedrooms); elevated, year-round use, popular with families, groups, and fishermen







# Ecotents

- 40 units. Basic, inexpensive, eco-friendly, disassembled and stored during hurricane season

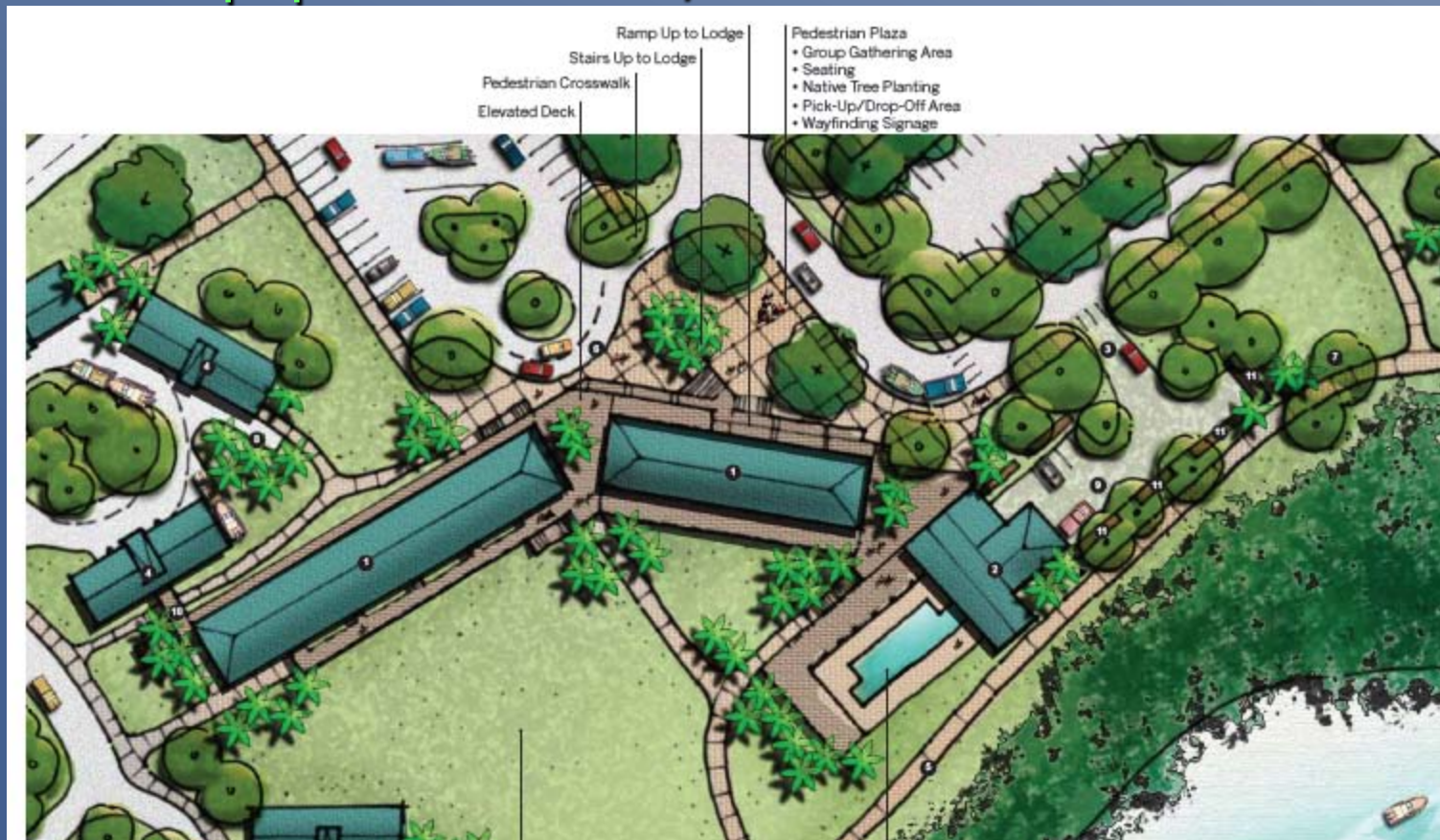






# Lodge

- 30 elevated units plus pool, restaurant, and gift shop
- More popular in winter; half can be closed down





Restaurant/Lodge Entry



Lodge Entry







# Camping Areas

- Redesign to improve function and access





# Visitor Center

- Rehabilitate to include additional visitor services plus interpretive and ranger operations



Postcard Image - Historic Flamingo Visitor Center



Visitor Center today





# Housing Area

- Phase in replacement housing to support concessions and park operations





# Maintenance Area

- Facility and marine improvements to support NPS and concessions operations

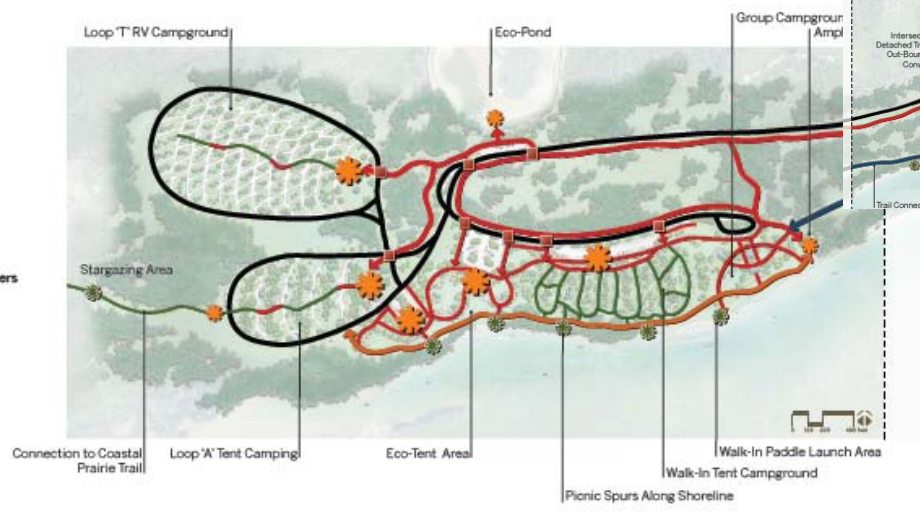






## 4.7.2 Shuttle Circulation Plan

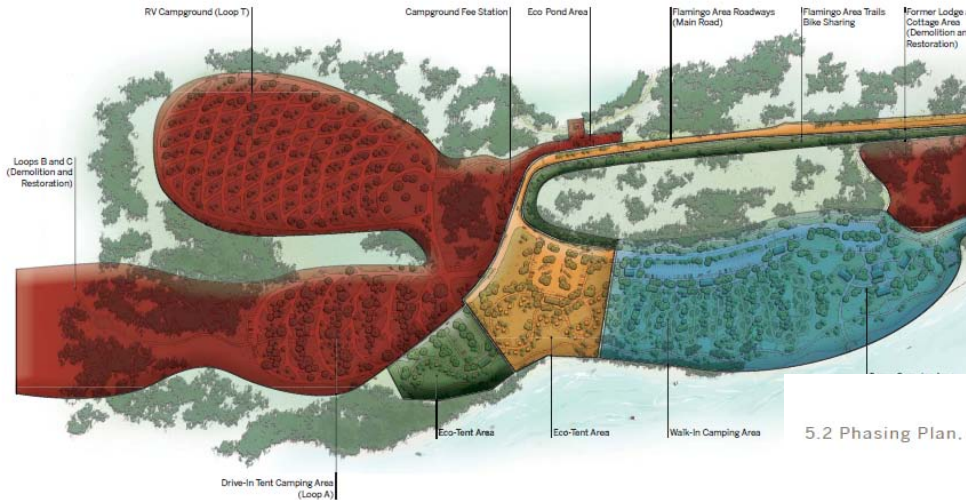
## 4.7.3 Pedestrian, Bicycle, and Vehicle Circulation Plan



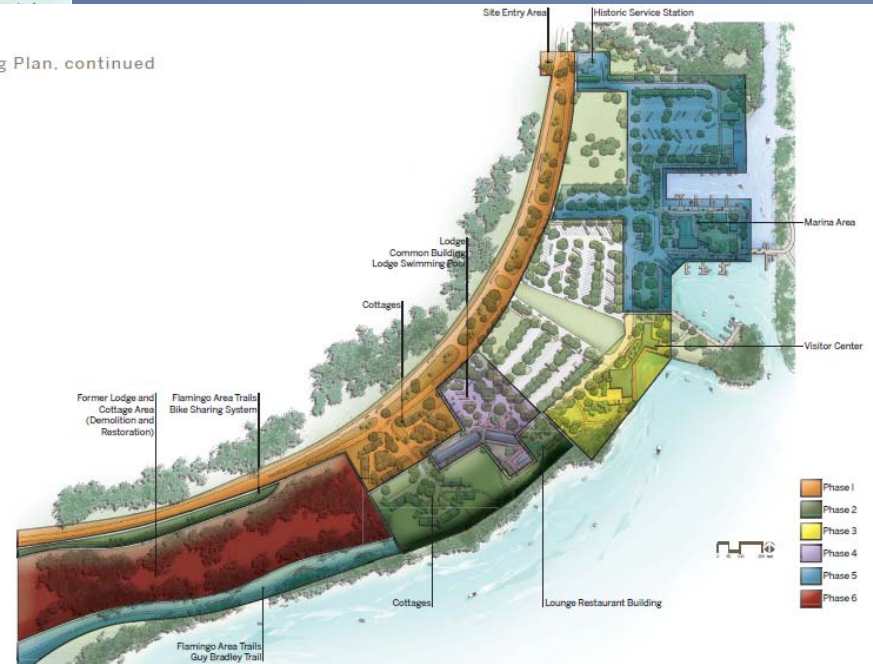


# Master Plan Implementation: 6 Phases/Priorities

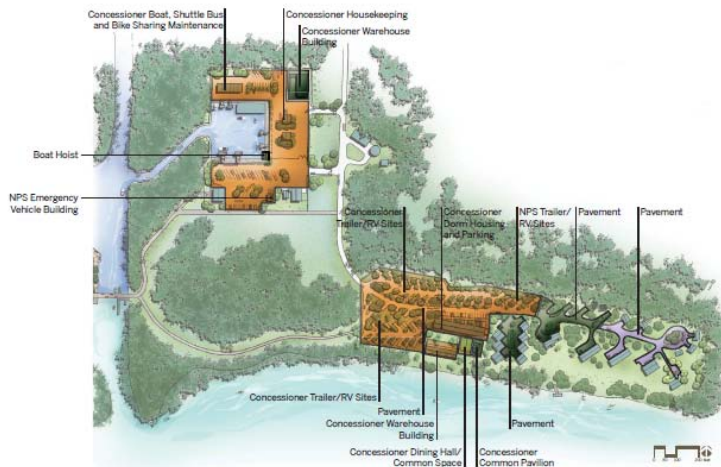
5.2 Phasing Plan



5.2 Phasing Plan, continued



Section 5.0 - Cost Estimate







## Phases – Cost Estimates

1. \$19 million (½ of cottages, ½ of ecotents, roads/trails, associated housing/maintenance facilities)
2. \$13 million (½ of cottages, ½ of ecotents, roads/trails, associated housing/maintenance facilities)
3. \$8 million (Visitor Center area)
4. \$15 million (Lodge/restaurant, roads/trails, associated housing/maintenance facilities)
5. \$15 million (Marina area, walk-in and group camping redevelopment)
6. \$8 million (restoration, campground loops upgrades)



## Status / Next Steps

- Project completed July 2010
- Products: Final Master Plan and Design Program, Plan CDs, and Executive Summary Brochure
- Week of August 2: Park website information, press release, public e-mail notification
- Pursue implementation strategies public and public-private partnerships, building on substantial interest by public, organizations, elected officials, agency
- Integrated into Draft General Management Plan, due for public review in early 2011